

ORDINANCE NO. 85 0314-C

AN ORDINANCE AMENDING ORDINANCE NO. 840913-M, ENACTED BY THE CITY COUNCIL ON SEPTEMBER 13, 1984, BY ADDING TRACT 1 TO THE LEGAL DESCRIPTION AND BY CORRECTING THE LEGAL DESCRIPTION OF TRACTS C, E, F, G, AND H OF THE PROPERTY ZONED BY SAID ORDINANCE; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1: That the Caption of Ordinance No. 840913-M, Zoning Case CL4r-83-292, enacted by the City Council on September 13, 1984, be, and the same hereby is, amended by adding the following:

TRACT 1. LOT 2, PIONEER VALLEY SUBDIVISION, SAVE AND EXCEPT THE PROPERTY DESCRIBED IN TRACTS A-J HEREINBELOW, FROM INTERIM "AA" RESIDENCE AND "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "O-1" OFFICE, FIRST HEIGHT AND AREA DISTRICT"; and,

The Caption of said ordinance is further amended by changing TRACTS C, E, F, G, and H to read as follows:

TRACT C. A TRACT OR PARCEL OF LAND CONTAINING 0.3306 ACRES, BEING A PORTION OF LOT 2, PIONEER VALLEY SUBDIVISION, FROM INTERIM "AA" AND "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "LR" LOCAL RETAIL, FIRST HEIGHT AND AREA DISTRICT;

TRACT E. A TRACT OR PARCEL OF LAND CONTAINING 0.6970 ACRES, BEING A PORTION OF LOT 2, PIONEER VALLEY SUBDIVISION, FROM INTERIM "AA" AND "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "O-1" OFFICE, SECOND HEIGHT AND AREA DISTRICT;

TRACT F. A TRACT OR PARCEL OF LAND CONTAINING 1.1484 ACRES, BEING A PORTION OF LOT 2, PIONEER VALLEY SUBDIVISION, FROM INTERIM "AA" AND "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "O-1" OFFICE, SECOND HEIGHT AND AREA DISTRICT;

TRACT G. A TRACT OR PARCEL OF LAND CONTAINING 0.8595 ACRES, BEING A PORTION OF LOT 2, PIONEER VALLEY SUBDIVISION, FROM INTERIM "AA" AND "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "O-1" OFFICE, SECOND HEIGHT AND AREA DISTRICT;

TRACT H. A TRACT OR PARCEL OF LAND CONTAINING 0.7640 ACRES, BEING A PORTION OF LOT 2, PIONEER VALLEY SUBDIVISION, FROM INTERIM "AA" AND "AA" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "O-1" OFFICE, SECOND HEIGHT AND AREA DISTRICT;

PART 2: That PART 1 of said ordinance, be, and the same is hereby, amended by adding TRACT 1 and by deleting in its entirety the legal description of Tracts C, E, F, G, and H of the property zoned by said ordinance and substituting in lieu thereof the following:

TRACT 1. From Interim "AA" and "AA" Residence, First Height and Area District to "O-1" Office, First Height and Area District.

Lot 2, Pioneer Valley Subdivision, SAVE AND EXCEPT, the property described in Tracts A - J hereinbelow, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 77, Pages 114-115, Plat Records of Travis County, Texas.

TRACT C: From Interim "AA" and "AA" Residence, First Height and Area District to "LR" Local Retail, First Height and Area District.

A parcel of land containing 0.3306 acres, being a portion of Lot 2, Pioneer Valley Subdivision as shown on a plat thereof recorded in Book 77, Pages 114 and 115 of the Plat Records of Travis County, Texas, more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the easterly line of said Lot 2 with the north right-of-way line of State Highway Loop 360;

THENCE, S 60° 11' 24" W, for a distance of 428.53 feet to the most southerly corner and the POINT OF BEGINNING of the herein described tract;

THENCE, N 71° 52' 37" W, for a distance of 120.00 feet to a point for a corner;

THENCE, N 18° 07' 23" E, for a distance of 120.00 feet to a point for a corner;

THENCE, S 71° 52' 37" E, for a distance of 120.00 feet to a point for a corner;

THENCE, S 18° 07' 23" W, for a distance of 120.00 feet to the PLACE OF BEGINNING, CONTAINING within these metes and bounds 0.3306 acres (14,400 square feet) of land area;

TRACT E. From Interim "AA" and "AA" Residence, First Height and Area District to "O-1" Office, Second Height and Area District.

A tract or parcel of land containing 0.6970 acres, being a portion of Lot 2, Pioneer Valley Subdivision as shown on a plat thereof recorded in Book 77, Pages 114 and 115 of the Plat Records of Travis

County, Texas, more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the easterly line of said Lot 2 with the north right-of-way line of State Highway Loop 360;

THENCE, S 67° 47' 03" W, for a distance of 610.78 feet to a southerly corner and the POINT OF BEGINNING of the herein described tract;

THENCE, S 86° 06' 58" W, for a distance of 132.00 feet to a point for a corner;

THENCE, N 03° 53' 02" W, for a distance of 230.00 feet to a point for a corner;

THENCE, N 86° 06' 58" E, for a distance of 132.00 feet to a point for a corner;

THENCE, S 03° 53' 02" E, for a distance of 230.00 feet to the PLACE OF BEGINNING, containing within these metes and bounds 0.6970 acres (30,360 square feet) of land area; and,

TRACT F. From Interim "AA" and "AA" Residence,
First Height and Area District to "O-1"
Office, Second Height and Area District

A tract or parcel of land containing 1.1484 acres, being a portion of Lot 2, Pioneer Valley Subdivision as shown on a plat thereof recorded in Book 77, Pages 114 and 115 of the Plat Records of Travis County, Texas, more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the easterly line of said Lot 2 with the north right-of-way line of State Highway Loop 360;

THENCE, N 82° 12' 34" W, for a distance of 616.51 feet to a point for a corner;

THENCE, N 71° 09' 54" W, for a distance of 148.00 feet to a point for a corner;

THENCE, N 18° 50' 06" E, for a distance of 338.00 feet to a point for a corner;

THENCE, S 71° 09' 54" E, for a distance of 148.00 feet to a point for a corner;

THENCE, S 18° 50' 06" W, for a distance of 338.00 feet to the PLACE OF BEGINNING, containing within these metes and bounds 1.1484 acres (50,024 square feet) of land area; and,

TRACT G. From Interim "AA" and "AA" Residence,
First Height and Area District to "O-1"
Office, Second Height and Area District.

A tract or parcel of land containing 0.8595 acres,
being a portion of Lot 2, Pioneer Valley Subdivision
as shown on a plat thereof recorded in Book 77,
Pages 114 and 115 of the Plat Records of Travis
County, Texas, more particularly described by metes
and bounds as follows:

COMMENCING, at the intersection of the easterly line of said
Lot 2 with the north right-of-way line of State Highway Loop 360;

THENCE, N 47° 40' 36" W, for a distance of 310.85 feet to the
most easterly corner and the PLACE OF BEGINNING of the herein described
tract;

THENCE, S 18° 50' 06" W, for a distance of 192.00 feet to a
point for a corner;

THENCE, N 71° 09' 54" W, for a distance of 195.00 feet to a
point for a corner;

THENCE, N 18° 50' 06" E, for a distance of 192.00 feet to a
point for a corner;

THENCE, S 71° 09' 54" E, for a distance of 195.00 feet to the
PLACE OF BEGINNING, CONTAINING within these metes and bounds 0.8595
acres (37,440 square feet) of land area; and,

TRACT H. From Interim "AA" and "AA" Residence,
First Height and Area District to "O-1"
Office, Second Height and Area District

A tract or parcel of land containing 0.7640 acres,
being a portion of Lot 2, Pioneer Valley Subdivision
as shown on a plat thereof recorded in Book 77,
Pages 114 and 115 of the Plat Records of Travis
County, Texas, more particularly described by metes
and bounds as follows:

COMMENCING at the intersection of the easterly line of said
Lot 2 with the north right-of-way line of State Highway Loop 360;

THENCE, N 60° 07' 06" W, for a distance of 104.40 feet to the
most easterly corner and the PLACE OF BEGINNING of the herein described
tract;

THENCE, S 46° 34' 59" W, for a distance of 255.00 feet to a
point for a corner;

THENCE, N 25° 36' 55" W, for a distance of 122.67 feet to a
point for a corner;

THENCE, N 18° 50' 06" E, for a distance of 50.00 feet to a point for a corner;

THENCE, S 71° 09' 54" E, for a distance of 22.00 feet to a point for a corner;

THENCE, N 18° 50' 06" E, for a distance of 132.00 feet to a point for a corner;

THENCE, S 71° 20' 57" E, for a distance of 98.54 feet to a point for a corner;


THENCE, S 43° 26' 00" E, for a distance of 95.00 feet to the PLACE OF BEGINNING, CONTAINING, within these metes and bounds 0.7640 acres (33,282 square feet) of land area.

PART 3: The rule requiring the reading of ordinances on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage as provided by the Charter of the City of Austin.


PASSED AND APPROVED

March 14, 1985

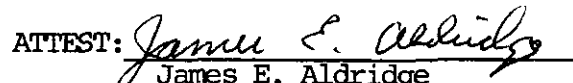
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Mayor

APPROVED:


Paul C. Isham
City Attorney

ATTEST:


James E. Aldridge
City Clerk